



TO LET

Hills Orchard, Martock, TA12 6DF
Monthly Rental Of £1,150



ORCHARDS
ESTATES

Well presented two bedroom modern home tucked away in a cul de sac position in Martock with the added benefit of two allocated parking spaces.

The accommodation comprises spacious living room, modern fitted kitchen and useful cloakroom.

Upstairs are two double bedrooms and the family bathroom.

To the rear of the property is a private enclosed garden.

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LOCATION

The property is situated in the small country town of Martock which is situated in attractive surrounding countryside and offers a wide range of amenities including a variety of shops, post office, Inns, dentist, doctors and veterinary surgery, chemist and churches along with bus services to neighbouring towns and villages.

The town contains a number of interesting character properties and buildings of historic interest. Yeovil lies approximately 8 miles distance (main line station to Waterloo), Crewkerne 8 miles, with Waitrose supermarket. The A303 lies approximately 1 mile away and the county town of Taunton with the M5 motorway and main line station to Paddington is approximately 20 miles.

Entrance Hall

Double glazed door to front, stairs to first floor and radiator.

Living Room 15' 7" x 11' 11" (4.74m x 3.64m)

Under stairs cupboard with plumbing for washing machine, laminate flooring, radiator and double glazed French doors to rear.

Kitchen 9' 0" x 5' 7" (2.740m x 1.708m)

Front aspect double glazed window, fitted kitchen comprising a range of wall and base units with worktops over, single bowl sink, gas hob, electric oven, plumbing for dishwasher, space for fridge/freezer, gas boiler and tiled splash backs.

Cloakroom

Front aspect double glazed window, tiled flooring, wash hand basin, WC and radiator.

anding

Access to loft.

Bedroom One 11' 11" x 9' 2" (3.633m x 2.784m)

Rear aspect double glazed window and radiator.

Bedroom Two 9' 9" x 9' 1" (2.972m x 2.78m)

Front aspect double glazed window, double built in wardrobe, large airing cupboard and radiator.

Bathroom

Bath with shower over and mixer taps, wash hand basin, WC, extractor fan and chrome heated towel rail.

Parking

Two allocated parking spaces.

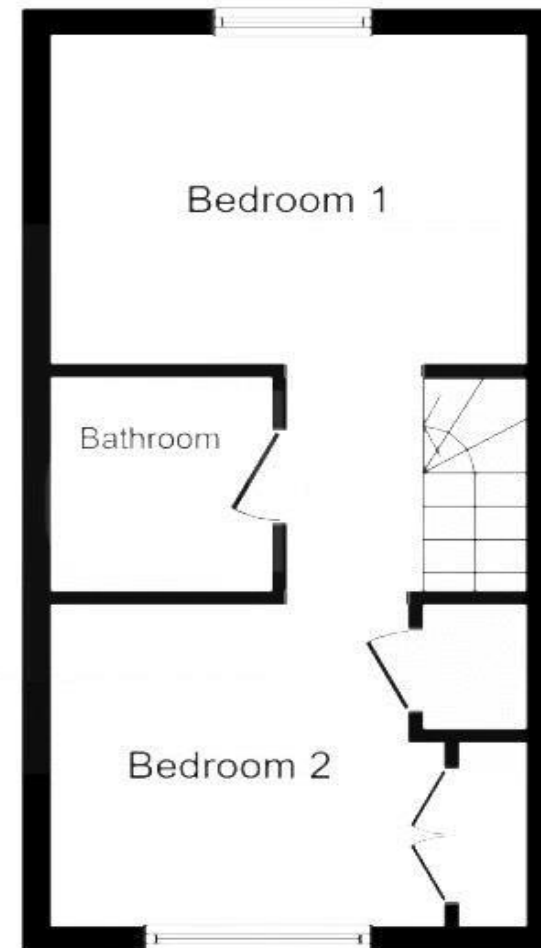
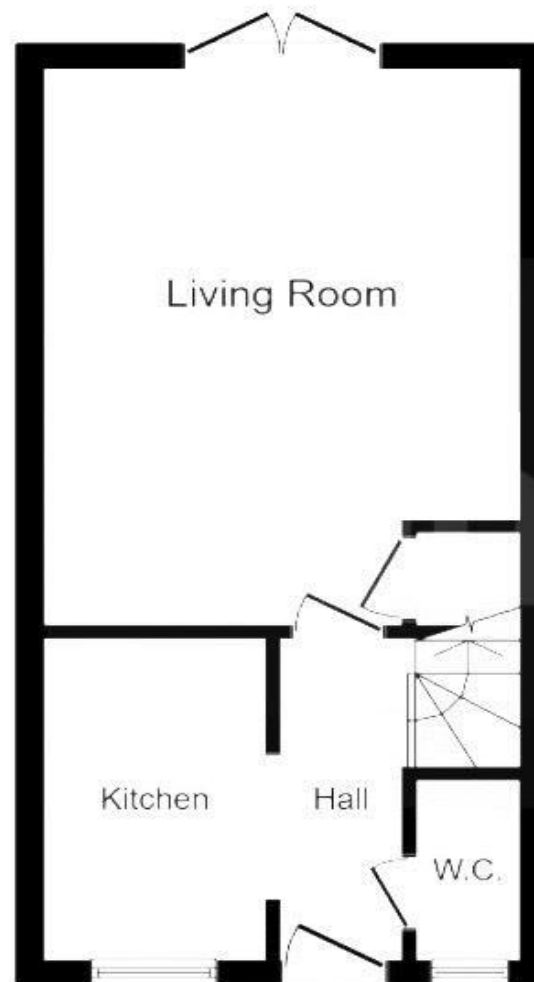
Rear Garden

Initial patio area leading to lawned garden enclosed by fencing.

Material Information

- EPC - C
- Council Tax - B
- Services - Mains electric, gas, water and drainage
- Parking - 2 x allocated parking spaces
- Downstairs WC
- Broadband - Ultrafast 1000mbps (Source Ofcom)
- Flood Zone 1 - This property has very low risk of flooding from rivers and sea (source Gov.co.uk)





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and items are approximate and should not be relied upon for accuracy. Any buyer should only use this plan for illustrative purposes only

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www.orchardsestates.com



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